MANOR

46 LANGFORD WAY

WITNEY | OX29 8FP



A four bedroom detached property within the thriving village of Long Hanborough, situated within a modern development known as Hanborough Gate and built by PYE Homes of Kidlington.

The ground floor offers ample living space, with the heart of the

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home showcasing a generous open plan kitchen/dining room with double doors opening directly onto the rear garden. Alongside this is a separate living room. The dedicated study offers additional space for those looking to work from home. A useful downstairs cloakroom with WC is also located on the ground floor.

Upstairs you will find four bedrooms and a spacious landing area. Two of the principal bedrooms benefit from sizeable en suite facilities, and all of the rooms benefit from built-in storage. A family bathroom is available to serve the two further bedrooms

Outside, a generous garden, due to the corner plot location, is partly enclosed by a stone wall. There is off-street parking for two cars, along with a double garage.

Long Hanborough is a village in West Oxfordshire, set in the Oxfordshire countryside and close to Blenheim Palace and the market town of Woodstock. Hanborough railway station offers direct trains to Oxford and London Paddington, and the A40 is close by for road links to Oxford, Witney and the Cotswolds. The village has a strong community feel, with local shops, pubs and amenities, making it a popular choice for families and commuters who want village life without losing access to the city







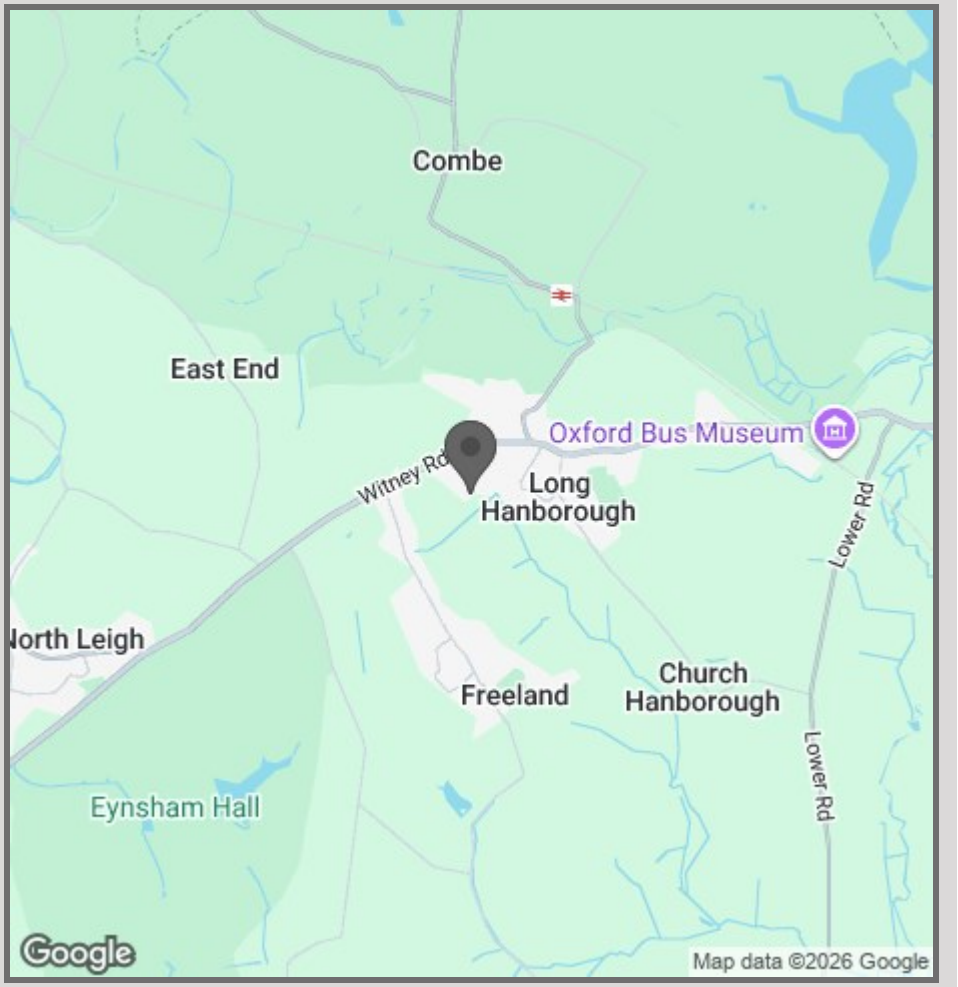







YOU
MAKE
EVERYTHING
MAGICAL

- Ex Show Home
- Detached
- Double Garage
- Open Plan
- Two En Suite Bathrooms
- Large Garden
- Great Transport Links
- Train Station
- Doctors Surgery
- Shops - Cafe - Pubs



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Total internal area: 196.72 sq. m. 2117.48 sq. ft.





Ground Floor

Kitchen	4.00m x 5.30m	19' 3" x 15'1"
Dining Room	3.80m x 4.00m	12'11" x 12'4"
Living Room	6.25m x 3.98m	20'6" x 13'0"
Study	4.30m x 2.60m	12'1" x 8'4"

First Floor

Master Bedroom	5.31m x 4.00m	17' 5" x 13'1"
Bedroom 2	4.08m x 3.56m	13'6" x 11'8"
Bedroom 3	4.19m x 3.55m	13' 8" x 11'7"
Bedroom 4	4.30m x 2.59m	12' 1" x 8'5"

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